

Monthly Code Report (Town of Shallotte, NC) 9/2025
Prepared by Brandon Eaton, CZO, CCEO (Planner II/Code Enforcement)

Public Nuisances

1. Case Number: PN-24-005 (4450 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-007

Latest Update: 9/30/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

2. Case Number: PN-24-006 (4479 Main Street)

Original Complaint: Tall grass/junk, etc.* See also Z-24-008

Latest Update: 9/30/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.
- The Town was awarded attorney fees related to the motion.

3. Case Number: PN-25-007 (27 Brierwood Rd.)

Original Complaint: Tall grass, debris, dilapidated structure. Surrounding property owners have been maintaining the property as they can.

Latest Update: 9/25/25

- Property owner has installed a wire fence around the former parking area that CE has deemed a safety hazard. The property owner has been informed that corrective measures must take place.
- Property owner has been working to abate violations. Property scheduled for reinspection.
- A new inspection is scheduled for 7/29/2025. Civil penalties will begin if violations remain. An order will also be issued relating to nonresidential violations.
- Violation notice mailed. The owner had until 7/25/25 to abate violations.

- A hearing before the code enforcement officer was scheduled for 7/24/25 relating to nonresidential code violations. The property owner did not show up or reach out to CE.

4. Case Number: PN-25-008 (98 Wildwood St.)

Original Complaint: Tall grass, debris, downed silt fencing.

Latest Update: 9/16/25

- Violations have not been abated as required. Final notice being sent to serve as last step before civil penalties.
- NOV mailed. Owner has until 8/6/25 to comply.

5. Case Number: PN-25-010 (139 Edom Ln.)

Original Complaint: Tall grass.

Latest Update: 9/16/25

- Violation corrected. **Case closed 9/16/25**
- NOV mailed with a compliance date of 8/27/2025.
- Inspection scheduled for 7/29/2025

6. Case Number: PN-25-012 (4351 Owendon Dr.)

Original Complaint: Tall grass and weeds.

Latest Update: 9/24/25

- **Case closed 9/24/25.**
- Contact made with complainant on 9/24.
- Inspection shows no violation.

7. Case Number: PN-25-011 (Tryon Rd NW)

Original Complaint: Illegal dumping/junk.

Latest Update: 9/24/25

- Abatement notice in draft.
- 9/25/25, contact attempted.
- Inspection shows what seems to be a crushed vehicle and other metal junk.

Zoning Violations

1. Case Number: Z-24-007

Original Complaint: 4450 Main St. Old junk mobile home that was once used for office, shipping container, nuisances.

Latest Update: 9/30/25

- BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.
- The time allotted for abatement during the judgement has passed without any compliance.
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- The case was heard by Brunswick County District Court on 5/28/2025.
- A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).
- The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.

- *The Town was awarded attorney fees related to the motion.*

2. Case Number: Z-24-008

Original Complaint: *4479 Main St. Old junk mobile home that was once used for auto sales business. Sign violation. Accessory structure violation and nuisances.*

Latest Update: *9/30/25*

- *BOA addressed the case at their 8/5/25 meeting. Town attorney informed that service has not been made on issued injunction. CE is unaware if service has been made since 8/5/25.*
- *The time allotted for abatement during the judgement has passed without any compliance.*
- *The case was heard by Brunswick County District Court on 5/28/2025.*
- *A judgment was issued in favor of the Town to compel the property owner to comply with the Town's order of abatement and payment of civil penalties issued in the amount of \$20,000 (\$10,000 per parcel in violation).*
- *The property owner has 30 days to comply. After 30 days, the Town may abate the violations in full, charging the property owner for any related expenses.*
- *The Town was awarded attorney fees related to the motion.*

3. Case Number: Z-24-009

Original Complaint: *Crane business not meeting the conditions of an issued special use permit.*

Latest Update: *9/30/25*

- *CE is still waiting on court date and information.*
- *Property owner has filed an appeal in Superior Court.*
- *Town Clerk mailed Board Findings to property owner via certified mail*
- *Board of Adjustment hearing was conducted on 2/27/2025.*

4. Case Number: Z-25-005 (4600 Main Street)

Original Complaint: *Illegal signage and potential business operating without zoning approval.*

Latest Update: *9/16/25*

- *Business owner reached out to ask for more time. Said that property owner had not given them the notice.*
- *Final NOV to mail 7/30/25.*
- *CE has not had any response to NOV. CE removed sign in ROW.*
- *Notice issued 5/28/25.*
- *Inspection conducted on 5/21/25. Business operating without zoning approval.*
- *CE opened a case and has initiated the inspection and notice process.*

5. Case Number: Z-25-007 (5054 Main St.)

Original Complaint: *Food truck without permit.*

Latest Update: *9/30/25*

- **Case closed 9/30/25**
- *Violation not found during inspection but it has been said that it is generally in operation on weekends. CE is continuing to monitor.*

6. Case Number: Z-25-008 (5285 Main St Unit 1)

Original Complaint: Restaurant operating outside of the conditions approved in the initial permit. Business is also preparing food inside a semi-permanent food truck/trailer to serve inside in a seated environment. Illegal signage also installed.

Latest Update: 9/30/25

- 9/26 inspection shows food truck has returned. Parked in no parking area. New notice being mailed to address newly adopted UDO violations.
- The tenant still does not have a valid food truck permit but has not been seen cooking on site to serve in the restaurant. CE has been in communication with the County regarding potential health code violations and is crafting a comprehensive list of violations and necessary abatement requirements, which include revocation of the original permit (which was applied for using incorrect information) and the stipulation that the tenant must apply for a new permit to continue operations as a restaurant. This does **not** permit the tenant to cook and/or prepare food on the food truck and sell inside the restaurant.
- Sign has been removed from ROW as well.
- Property owner reached out on 7/30/25 to ask for a week to try and get the tenant to come into full compliance.
- Notice issued 6/25/25.
- Inspection conducted on 6/18/25.

7. Case Number: Z-25-011 (4530 White St.)

Original Complaint: Office of funeral home reported being used as full-service funeral home without zoning approval. Only approved to be an office.

Latest Update: 9/30/25

- Case closed to code enforcement. No reasonable cause for further inspection.
- Owner of the business in question reached out to the Town today to inquire about who reported the potential violation. CE reached out to inform the owner that the complaint was internal and inquired about an SUP.
- CE has not heard back from property owner about moving forward with an SUP. CE has no reasonable cause to suspect property is not being used as was permitted, at this time.
- CE spoke with property owner who says he is only using the building for sales and blames industry sabotage for the complaint. The owner says he may still apply for an SUP (required for this use) but is retaining legal services.

8. Case Number: Z-25-012 (4407 Owenden Dr.)

Original Complaint: Shipping container being used as accessory building.

Latest Update: 8/26/25

- Shipping container has been removed. **Case closed 9/16/2025.**
- 8/26/2025, property owner came by Town Hall on the last day of compliance before civil penalties were set to be issued, requesting an extension of another month. CE informed the property owner that these containers are not allowed for any time and that an extension until 9/15/25, was the best we could do.
- Final NOV mailed 8/12/25 giving owner until 8/26/2025 to remove the violation.

9. Case Number: Z-25-013 (4536 Main St.)

Original Complaint: Grading and site work without permit.

Latest Update: 9/26/25

- 9/26/25, owner was informed measures that must be taken before development of the current use into a Christian Recovery thrift store with the additional parcel with unpermitted site work potentially used as a parking area.
- 9/10/25, Property owner stopped by Town Hall to see what he needed to be compliant. CE was informed that the property owner was going to be changing the use of the adjacent property and was hoping to install a gravel parking lot on the subject property. CE informed the owner that he needed to submit a site and landscape plan application for the overall project.
- 9/10/25, CE spoke with the manager of Bed Land and was informed that the site work was being completed by the property owner for a parking area. CE informed the manager that work must be stopped until zoning approval was obtained.
- 9/2/25, CE reached out to owner of record. Owner is believed to be deceased. CE left a message for potential next of kin but has not received a follow up call. Notice will be mailed after re-inspection.
- Visual inspection shows work being completed without a permit.

10. Case Number: Z-25-014 (5100 Main St.)

Original Complaint: Temporary vendor (meat truck) operating without a permit.

Latest Update: 9/26/25

- 9/26/25, vendor was not on site, but CE will monitor for return.
- 9/24/25, NOV issued with an October 8th compliance date.
- 9/16, violation reported, and inspection conducted.

Vehicles

Currently no cases